

RENTON PLANNING COMMISSION
Meeting Minutes

March 3, 2010
6:00 p.m.

Renton City Hall
Council Chambers

Planning Commissioners Present: Lisa Brines, Michael Chen, Ray Giometti, Gwendolyn High, Nancy Osborn, Kevin Poole, Ed Prince

Planning Commissioner Absent: Michael Drollinger

City Staff Present: Chip Vincent, Planning Director; Erika Conkling, Senior Planner; Judith Subia, Administrative Secretary

1. CALL TO ORDER: Commission Chair Giometti called the meeting to order at 6:00 p.m.
2. ROLL CALL: Commission Secretary Brines called roll. Commissioner Drollinger was absent and excused. Commissioner High arrived at 6:04 p.m.
3. APPROVAL OF MINUTES: MOVED BY OSBORN, SECONDED BY PRINCE to approve the minutes of February 17, 2010, with an amendment to reflect that Commissioner High arrived late.
4. CORRESPONDENCE RECEIVED: Letter from multiple property owners on the shores of Lake Washington regarding their concerns about the proposed changes to the SMP; Letter from Gary and Helen Young regarding their concerns about the proposed SMP; Letter from Dave Douglas regarding his concerns about the proposed SMP; Letter from Sharon Smith regarding the effect of the proposed SMP on her property; Letter from Dean Patterson of Futurewise regarding the proposed SMP; Letter from Laurie Baker regarding the proposed SMP; Email from James Morgan regarding the proposed SMP; Email from Owen Geiser regarding the proposed SMP; Email from Jerry Brennan regarding the proposed SMP; and letter and proposed changes from AnMarco regarding the proposed SMP.
5. AUDIENCE COMMENTS: None
6. COMMISSIONER COMMENTS: None
7. DIRECTOR'S REPORT:
 - At last week's meeting, the Planning & Development Committee forwarded the Commission's recommendation regarding Docket #3 to Council. First reading of the ordinances was on March 1, 2010.
 - Council adopted a moratorium regarding adult entertainment businesses being built in the City. A public hearing is scheduled for March 22 to accept public testimony.
 - The next meeting will be at 5:00 p.m., for a joint meeting with the Planning & Development Committee to discuss the work program, City Center Community Plan, and Shoreline Master Program.
 - Staff has spent considerable time with stakeholders regarding the Shoreline Master Program. Staff has

RENTON. AHEAD OF THE CURVE.

City of
Renton
Community & Economic Development



received multiple comments from property owners regarding docks. Tonight's meeting will focus on comments the City has received from the public and to hear public testimony.

8. SHORELINE MASTER PROGRAM (SMP) UPDATE PUBLIC HEARING:

Erika gave a presentation explaining why the City is updating the SMP, what the state rules require, and the process for adoption. She also explained how the SMP will affect property values. She discussed the proposed rules and repair standards for docks.

Barbara Nightingale, the City's regional shoreline planner from the Department of Ecology, gave a presentation giving an overview of the SMP and its importance.

Audience Comment

Lowell Anderson for Dave Douglas, Waterfront Construction, 205 NE Northlake Way, Suite 230, Seattle: Mr. Anderson discussed piers and docks and the section regarding Nonconforming Uses, Activities, and Sites. He feels this should be reconsidered and removed or revised.

Charles Mapili, 2316 NE 31st St, Renton: Mr. Mapili feels that there is a lot of pressure from the public to reduce dock restrictions. He lives along May Creek and wanted to give the perspective from someone on the "other side of the tracks".

Laurie Baker, 8225 S 128th St, Seattle: Ms. Baker discussed the inventory and is concerned about the single family portion along Lake Washington. She discussed lot coverage, height restriction, and setbacks.

Monica Fix, 3007 Mountain View N, Renton: Ms. Fix submitted a letter to the Commission with questions regarding the draft and feels that more thought needs to go into the existing draft. Many waterfront homeowners are not aware of the ramifications this program would impinge upon them.

Lowell Anderson, 3107 Mountain View N, Renton: Mr. Anderson discussed best available science and submitted a letter to the Commission. There has been no best available science done on the City as it is today.

David Halinen, Halinen Law Offices, 1019 Regents Blvd, Ste 202, Fir Crest: Representing AnMarco, Mr. Halinen discussed existing stabilization, no net loss, non-conforming uses, buffer widths, and building height.

Greg James, 21806 SE 38th Pl, Sammamish: Mr. James discussed Policy SH-13. He is concerned that the public or non-profit organizations are better qualified to take care of shorelines, rather than private property owners.

Anne Simpson, 3001 Mountain View Ave N, Renton: Ms. Simpson feels that property owners have a lot to lose with the proposed draft.

Anne Simpson for Gary & Helen Young, 3115 Mountain View Ave N, Renton: Ms. Simpson shared with the Commission a letter that was submitted by Gary & Helen Young as part of the Commission's correspondence.

Charlie Conner, 3001 Mountain View Ave N, Renton: Mr. Conner discussed no net loss.

Jerry Brennan, 3405 Lake Washington Blvd N, Renton: Mr. Brennan discussed the additional clarification to the section regarding non-conforming parcels, existing footprint, not require changes to the vegetation. He is concerned about no net loss.

Jean DeMund, 2811 Mountain View Ave N, Renton: Ms. DeMund discussed dock replacement. She feels there is a greater way to achieve an ecological goal.

Paul Pasquier, 3709 Lake Washington Blvd, Renton: Mr. Pasquier discussed pilings. He requested alternatives that would motivate homeowners to want to replace pilings.

Joseph Ioppolo, 5201 Ripley Lane, Renton: Mr. Ioppolo discussed the replacement of docks and repair of bulkheads. He feels that he should have the right to maintain his property.

Bill Keppler, 2805 Mountain View Ave N, Renton: Mr. Keppler discussed replacement of docks. He suggests using new material, but keeping the existing configuration, and still maintaining no net loss.

Don Dana, 5219 Ripley Lane N, Renton: Mr. Dana feels that the City is moving in a fast pace and should put this on hold to allow homeowners more time to review.

Kevin Iden, 5121 Ripley Lane N, Renton: Mr. Iden supports the ideas and concerns of the waterfront owners. All the homeowners have a genuine concern of taking care and maintaining the shoreline.

Pierre Thierry, 6619 Ripley Lane N, Renton: Mr. Thierry has a non-conforming dock that has been engineered to withstand the weather, specifically wind. The proposal restricting docks would create a problem where docks are not being taken care of.

Al Provost, 3707 Lake Washington Blvd N, Renton: Mr. Provost feels that property values will be affected by the proposed regulations.

Pat Marshall, 2909 Mountain View Ave N, Renton: Ms. Marshall feels these regulations would decrease her property value and will not allow her property to be sold.

Planning Commission Comment

MADE BY PRINCE, SECONDED BY HIGH to leave the written comment period open for one week. ALL AYES, COMMISSIONERS CONCUR. MOTION CARRIED.

9. COMMISSIONER COMMENTS: The next meeting will be on March 17, 2010.

10. ADJOURNMENT: The meeting adjourned at 9:15 p.m.

Ray Giometti, Chair

Ed Prince, Vice Chair

Signed copy available
from City Clerk's Office.